

NOTICE OF TYPE III DEVELOPMENT REVIEW APPLICATION AND PUBLIC HEARING

(Form DS1308 - Non-SEPA)



The Community Development Department has received an application for development review, as described below. This application is subject to public notice and public hearing pursuant to Clark County Code (CCC) Section 40.510.030 and applicable code sections as listed below.

The Clark County Hearings Examiner will conduct the public hearing on **August 27, 2009, at 6:00 P.M., at Public Service Center, 1300 Franklin St., Vancouver, Washington, Sixth Floor Suite 680** (see attached map). Parking is available in the parking garage on the north side of the Public Service Center (access off Franklin St.) after 6pm.

At the hearing, the Examiner will consider the following:

Project Name: **GOODE CLUSTER SUBDIVISION**

Case Number: **PST2009-00014**

Location: 34508 NW Pacific Highway

Request: The applicant is requesting post decision approval to include an 11th lot to the previously approved 10 lot subdivision. The project is located on 51.34 acres in the R-5 zone district.

Applicant: Moss & Associates, Inc.
717 NE 61st Street, Suite 202
Vancouver, WA 98665
(360)260-9400 ext. 37; (360)260-3509 fax
david@mossandassociates.net

Contact Person: Moss & Associates, Inc.
David Spencer
717 NE 61st Street, Suite 202
Vancouver, WA 98665
(360)260-9400 ext. 37; (360)260-3509 fax
david@mossandassociates.net

Hearing Examiner: Joe Turner

Staff Contact: Terri Brooks, Extension 4885

Neighborhood Contact: No mapping, but a courtesy copy has been sent to:
Neighborhood Advisory Council of Clark County (NACCC) Art Stubbs, Vice Chair
6804 NE 86th Court; Vancouver, WA 98662 sixsplus8@aol.com

Date this Public Notice Issued: July 1, 2009

Zoning: Vested to R-5

Comp Plan Designation: P/OS, R-5

Parcel Number(s): 258775-000, 258635-000, 258705-000

Township: 5 North; 4 North	Range: 1 East of Willamette Meridian	1/4 of Section: SE quadrant of Section 33; NE quadrant of Section 04
--------------------------------------	--	---

Approval Standards/Applicable Law:

Clark County Code: Title 15 (Fire Prevention), Section 40.210.020 (Rural Residential Zoning District), Section 40.350 (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.380 (Storm Water Drainage and Erosion Control), Section 40.410 (Critical Aquifer Recharge Area), Section 40.420.010 (Flood Hazard Area), Section 40.430 (Geologic Hazard Areas), Section 40.440 (Habitat Conservation), Section 40.450 (Wetland Protection Ordinance), Section 40.460 (Shoreline Overlay District), Sections 40.500 and 40.510 (Procedures), Section 40.520.060 (Post Decision Procedures), Appendix D of Clark County Code Title 40 (Guidelines for Post Decision Reviews), Section 40.540 (Land Division Ordinance), Section 40.570 (SEPA), Section 40.570 (SEPA Archaeological), Section 40.610 (Impact Fees), Title 24 (Public Health), Clark County Shoreline Management Master Program, the Clark County Comprehensive Plan, WAC 173-27 and RCW 90.90.58

Application & Fully Complete Date:

Application Filed:	6/3/09
Fully Complete:	6/17/09

Staff Report Timelines/Process:

Staff reports and public hearing agendas will be available for review at least fifteen (15) calendar days before the hearing date. Information regarding this application may be obtained by contacting **Terri Brooks at (360) 397-2375, Ext. 4885** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday - Friday.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
(<http://www.clark.wa.gov/commdev/active-landuseN.html>)
- Pre-Application Conferences and Public Land Use Hearing Agendas:
(<http://www.clark.wa.gov/commdev/agendasN.asp>)
- Applications and Information Handouts for each Type of Land Use Permit:
(<http://www.clark.wa.gov/commdev/applicationsN.html>)

Public Testimony Process:

Any person wishing to present testimony should arrive by **6:00 p.m.** at the Public Service Center, 6th floor, 1300 Franklin Street, Vancouver, Washington.

Faxed & Written Testimony

Testimony can be faxed to the Development Services Division at (360) 397-2011, Attn: **Susan Rice**. Written testimony can be mailed or hand delivered to the Development Services Division, Clark County Community Development, 1300 Franklin Street, PO Box 9810 Vancouver, WA 98666-9810.

Faxed, mailed or delivered testimony must be received at the Community Development Permit Services Center by **12:00 P.M., the day of the hearing**. Other written or verbal testimony may be presented and considered at the public hearing.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeal Process:

The Hearing Examiner normally issues a decision within two weeks of the public hearing. In accordance with Clark County Code 40.510.030(H), appeals of Hearing Examiner decisions must be filed with the Board of County Commissioners within fourteen (14) days of the mailing of the Hearing Examiner's written decision.

Appeals must be in writing and contain a brief statement describing why the Hearing Examiner's decision is in error. The appeal must be accompanied by check in the amount of **\$716**. Checks shall be made payable to the Board of County Commissioners.

ACCOMMODATION OF PHYSICAL IMPAIRMENTS

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. **Voice** (360) 397-2000; **Relay** (800) 833-6384; **E-mail** ADA@clark.wa.gov.

**Public Service Center
Community Development Department
1300 Franklin Street
P.O. Box 9810
Vancouver, WA 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Owners of property that were sent notice

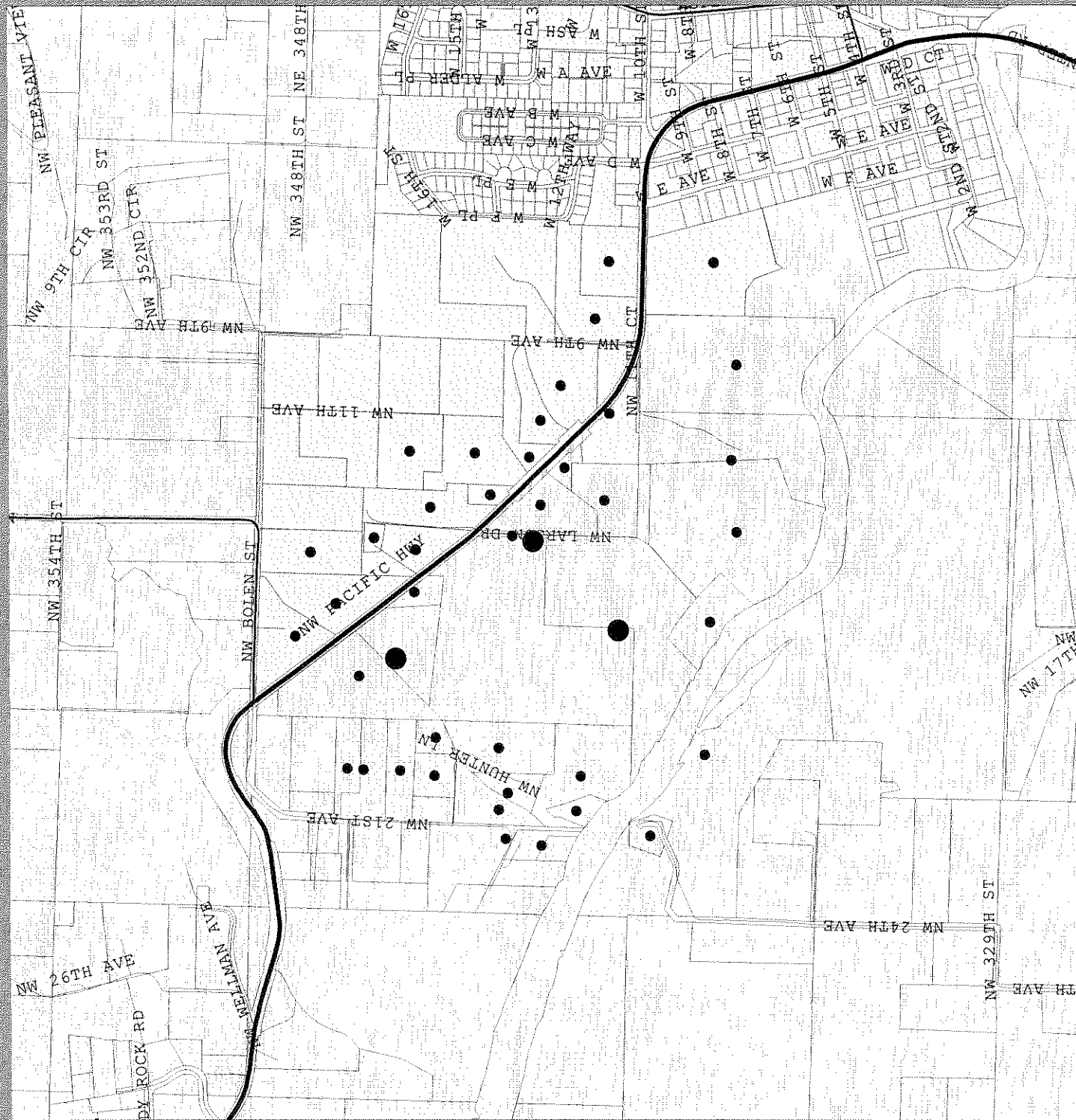
SE 1/4 of Section 33 T5R1E WM

- Major Roads
- State
- State On-Ramp
- Interstate
- Interstate On-Ramp
- Primary Arterial
- Arterial
- Roads
- Municipal Jurisdiction
- Unincorporated
- Incorporated

Community Development (Development Serv

Plot Date: Jun 29, 2009
Map produced by:

Information shown on this map was collected from several sources. Neither Clark County or the agency producing this document accept responsibility for any inaccuracies that may be present.



(Scale 1:6171.47) 200 0 200 400 600 800 Feet

